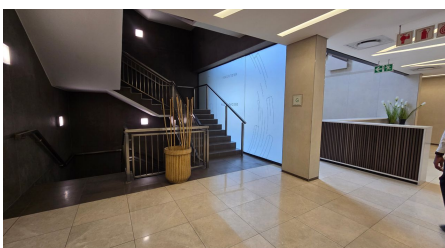
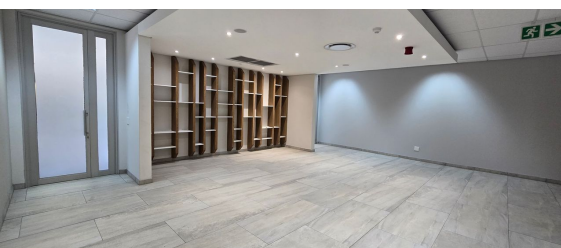


**Sandton, Gauteng**  
**Prime Office Space to Let in Bryanston**



This prime P-Grade office park offers a fully fitted, professional office space located along the prominent Winnie Mandela Drive, providing excellent visibility. Situated on the first floor, the modern office boasts an impressive and functional layout designed to cater to the diverse needs of dynamic businesses. The unit includes a spacious boardroom, open-plan work areas, designated hot desk spaces, private call booths, and a fully equipped canteen. Additionally, it features private kitchens, a welcoming reception, and dedicated bathrooms on each floor. The building is easily accessible with two elevators and is secured with 24/7 security for peace of mind.

Connectivity and resilience are key features of the office park, with a reliable fibre network, generator, and water backup systems in place. Tenants enjoy the benefit of a tenant installation allowance, with R480 per m<sup>2</sup> for a 3-year lease and R800 per m<sup>2</sup> for a 5-year lease. The gross rental rate is competitively priced at R160 per m<sup>2</sup>, excluding VAT, utilities, and parking, with additional levies for the generator and water backup systems. Parking options are plentiful, with open bays at R450 per month, covered parking at R600, and secure basement parking at R850. The office park, located in a thriving business hub with direct access to major roads and public transportation, offers great proximity to amenities.

**R399,360 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R160

**FEATURES**

Gross Monthly Rental Available From Lease Period	R399,360 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	2496
Land Size (m <sup>2</sup> )	2496
Zoning	Commercial
Security	Yes
Open Parkings	123
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21230**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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